



**City of Columbia City Council
Regular Meeting Agenda
November 9, 2023 - 5:30 PM**

**City Hall Council Chambers
700 North Garden Street
Columbia, TN 38401
Phone: 931-560-1510**

**Chaz Molder, Mayor
Randy McBroom, Vice Mayor
Council Member DaVena Hardison, Ward 1
Council Member Debbie Wiles, Ed. D., Ward 2
Council Member Anthony Greene, Ward 3
Council Member Kenny Marshall, Ward 4
Council Member Danny Coleman, Ward 5**

**Tony Massey, City Manager
C. Tim Tisher, City Attorney
Thad H. Jablonski, City Recorder
Liz Bermudez, Recording Secretary**

The City Council of the City of Columbia welcomes your presence and participation at this meeting. If you wish to address Council regarding any item on the Agenda, please sign the sign-up sheet and indicate which agenda item you would like to comment on. You will have the opportunity to comment on an item when it comes up on the Agenda and before Council votes on the item. Once recognized, you may then come to the podium and state your name and address. Anyone requesting accommodations due to disabilities should contact the ADA Coordinator, Wanda McClain, at 931-560-1570 prior to the meeting.

PUBLIC HEARINGS

- 1. PUBLIC HEARING ON RESOLUTION NO. 23-74 - A RESOLUTION TO PROVIDE FOR THE ANNEXATION OF A PORTION OF RIGHT OF WAY ALONG MORROW LANE INTO THE CITY OF COLUMBIA, TENNESSEE - WARD 4 - DEVELOPMENT SERVICES DEPARTMENT.**

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: The applicant is requesting annexation for an approximate 584 linear feet of roadway be annexed into the City. The portion abuts the Hillcrest Village Subdivision development and the annexation will complete that portion of road to be within the City as the southern portion is already with the corporate limits. The Planning Commission reviewed this request at the October 11, 2023 meeting and recommended approval by a vote of four to zero.

ATTACHMENTS: Staff Report for 23-74 public hearing.

- 2. PUBLIC HEARING ON ORDINANCE NO. 4468 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING TAX MAP 101 PARCEL 39.00, LOCATED AT 6218 CAYCE LANE, FROM CD-2 (RURAL CHARACTER DISTRICT) TO CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) - WARD 2 - DEVELOPMENT SERVICES DEPARTMENT.**

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: The applicant is requesting the property to be rezoned from CD-2 (Rural Character District) to CD-3 (Neighborhood Character District). It consists of a 30 acre property located at 6218 Cayce Lane with the concept plan reflecting 104 residential lots. The Planning Commission reviewed this request at the May 10, 2023 meeting and recommended approval by a vote of three to two with two abstentions. The required notice of Public Hearing was advertised in The Daily Herald on October 24, 2023 and in Main Street Maury on October 25, 2023.

ATTACHMENTS: Staff Report for 4468 public hearing.

3. **PUBLIC HEARING ON ORDINANCE NO. 4482 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING TAX MAP 100M GROUP C PARCEL 18 LOCATED OFF W. 18TH STREET, FROM SD-LI (LIGHT INDUSTRIAL SPECIAL DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT) - WARD 4 - DEVELOPMENT SERVICES DEPARTMENT.**

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: The applicant is requesting the property to be rezoned for future residential development. The current zoning does not permit single-family residential and would also have a constricting buffer requirement. The Planning Commission approved this request at the September 13, 2023 meeting by a vote of five to zero. The required notice of Public Hearing was advertised in The Daily Herald, October 24, 2023 and in Main Street Maury, October 25, 2023.

ATTACHMENTS: Staff Report for 4482 public hearing.

4. **PUBLIC HEARING ON ORDINANCE NO. 4477 - AN ORDINANCE TO AMEND TITLE 18, CHAPTER 2, SECTIONS 18-208(2) AND 18-209(5)(F) OF THE COLUMBIA MUNICIPAL CODE BY ADDING A PARAGRAPH TO TITLE 18, CHAPTER 2, SECTION 18-208(2) AND BY DELETING TITLE 18, CHAPTER 2, SECTION 18-209(5)(F) IN ITS ENTIRETY AND REPLACING SUCH SECTION WITH A NEW TITLE 18, CHAPTER 2, SECTION 18-209(5)(F) - WASTEWATER DEPARTMENT.**

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: The City of Columbia Wastewater Department seeks to update its Municipal Code with respect to the provisions related to sewage to address the availability of sewer services in the event of annexations and to address increased costs of plant operations and sludge disposal contracts.

The Public Hearing was published on October 20, 2023 in the Daily Herald.

ATTACHMENTS: Staff Report Ordinance No. 4477 2nd Consideration, Ordinance No. 4477.

5. PUBLIC HEARING ON ORDINANCE NO. 4478 - AN ORDINANCE TO ADD TITLE 18, CHAPTER 1, SECTION 18-106 TO THE COLUMBIA MUNICIPAL CODE PERTAINING TO SEWERS - WASTEWATER DEPARTMENT.

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: It is the desire of the City of Columbia Wastewater Department to update its Municipal Code with respect to the provisions related to grinder pump systems under the sewer provisions of such code.

The Public Hearing was published on October 20, 2023 in the Daily Herald.

ATTACHMENTS: Staff Report Ordinance No. 4478 2nd consideration, Ordinance No. 4478.

REGULAR MEETING

1 CALL TO ORDER/ROLL CALL.

2 INVOCATION BY WARD JONES OF CHRIST CHURCH.

3 PLEDGE OF ALLEGIANCE.

4 APPROVAL OF AGENDA.

5 PRESENTATIONS.

5.1. INTRODUCTION OF THE 2023-2024 COLUMBIA MAYOR'S YOUTH COUNCIL MEMBERS.

5.2. RESOLUTION NO. 23-88 - A RESOLUTION DEDICATING THE SOCCER COMPLEX BUILDING LOCATED IN RIDLEY PARK SPORTS COMPLEX IN HONOR OF THE LATE FORMER CITY OF COLUMBIA CITY COUNCIL MEMBER STEVE BOSHERS - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 23-88.

INFORMATION: The City would like to dedicate the Soccer Complex Building located in Ridley Sports Complex to the late former Council Member Steve Boshers. He had a love for sports and it would be fitting to dedicate the building to his memory.

ATTACHMENTS: Staff Report Resolution No. 23-88, Resolution No. 23-88.

5.3. RESOLUTION NO. 23-89 - A RESOLUTION DEDICATING A PLAYGROUND AND PAVILION IN WOODLAND PARK LOCATED OFF THE WHEELER DRIVE ENTRANCE IN HONOR OF THE LATE FORMER CITY OF COLUMBIA COUNCIL MEMBER CHARLES KENNETH "KEN" WILES - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 23-89.

INFORMATION: The City would like to dedicate a playground and pavilion in Woodland Park off of Wheeler Drive in honor of the late former City Council Member Ken Wiles. He was a life-long educator and, as such, it is fitting to dedicate the playground and pavilion to his memory.

ATTACHMENTS: Staff Report Resolution No. 23-89, Resolution No. 23-89.

6 ORGANIZATIONAL BUSINESS.

6.1. APPROVE THE MINUTES OF THE OCTOBER 12, 2023 COUNCIL REGULAR MEETING - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

ATTACHMENTS: October 12, City Council Meeting Minutes.

6.2. RE-ELECTION OF DAVID FORRESTER TO THE CITY OF COLUMBIA CIVIL SERVICE BOARD FOR A FOUR-YEAR TERM. THE TERM BEGAN ON NOVEMBER 5, 2023 AND EXPIRES ON NOVEMBER 5, 2027.

7 CONSENT AGENDA

7.1. APPROVE DISBURSEMENTS FOR THE MONTH OF SEPTEMBER 2023 IN THE AMOUNT OF \$5,516,593.53 - FINANCE.

RECOMMENDATION: Approve.

ATTACHMENTS: September 2023 Disbursements.

7.2. APPROVE THE BID AWARD AND AUTHORIZE THE MAYOR TO EXECUTE A CONTRACT WITH TENNESSEE PROPERTY MANAGEMENT LLC FOR LANDSCAPE MANAGEMENT SERVICES - FINANCE.

RECOMMENDATION: Approve.

INFORMATION: In an attempt to beautify the City's downtown area, the City has over several years created planting areas, planted trees and constructed fountains, all of which require continuing maintenance. As in the past, the City has contracted for those services. Our current contract has expired and bids were solicited for a new contract with the option to renew for two additional one-year terms. We received three bids for this, with Tennessee Property Management LLC coming in as the low bidder.

CERTIFICATION: The Chief Financial Officer certifies that sufficient funds are budgeted and unencumbered in General Government – Misc. - Maint/Repair Other.

ATTACHMENTS: Staff Report - Tennessee Property Management 2023, Tennessee Property Management Contract 2023, Bid Tab - Landscape Management Services 2023.

7.3. APPROVE PAYMENT TO MAURY COUNTY TO PROVIDE FUNDING FOR THE MAURY COUNTY/CITY OF COLUMBIA ANIMAL SERVICES FACILITY FOR THE FIRST QUARTER OF FY 2024 \$50,000 - FINANCE.

RECOMMENDATION: Approve.

INFORMATION: On April 14, 2016, the City Council approved an extension of the 2008 agreement with Maury County for operation of the Animal Services Facility. The 2008 agreement and extension

specified that the City and County will split operating expenses (over and above revenue derived from the operation of the facility) 50/50.

The 2016 contract extension terminated on October 2, 2018. The City's FY 2022 budget includes \$200,000 for the City's contribution towards facility operations, or \$50,000 per quarter. An invoice has been received for the first quarter of FY 2024, which exceeds \$50,000. The invoice and supporting documentation have been reviewed by the Finance.

As the operating agreement has expired, City Council approval is necessary prior to any payment towards shelter operation costs.

CERTIFICATION: The Chief Financial Officer certifies that \$50,000 is budgeted and unencumbered in General Government – Misc. - Animal Serv Facility Operation.

ATTACHMENTS: Staff Report - Animal Shelter, Animal Shelter 1st Quarter Invoice.

7.4. RECEIVE AND FILE QUARTERLY INVESTMENT REPORT FOR THE PERIOD ENDING JUNE 30, 2023 PURSUANT TO THE CITY'S INVESTMENT AND INTERNAL CONTROLS POLICIES - FINANCE.

RECOMMENDATION: Acknowledge receipt of report on City investments for the period ending June 30, 2023.

INFORMATION: The State of Tennessee requires that any municipality investing City reserve funds shall adopt an investment policy. The City Council adopted an investment policy at the December 13, 2018 City Council meeting. According to internal controls developed subsequent to the policy, staff prepares and files quarterly investment reports with the City Council.

The City began investing excess reserve funds in treasuries in March 2019. The attached investment reports reflects all investment activities through the quarter ending June 30, 2023. After a rebound in the market for treasuries in October 2021, additional reserve funds were reinvested in treasuries to capture the maximum possible

interest income.

Highlights for the quarter ending June 30th include:

- \$16,046,651 in new funds invested or reinvested in treasuries during the quarter.
- There were no withdrawals during the period ending June 30.
- \$245,535 represents the investment/interest income received for all funds during the period.

ATTACHMENTS: Staff Report June quarterly report, Investments Report 06.30.23 signed.

7.5. APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND LIFESTYLE PUBLICATIONS FOR ADVERTISING IN THE DECEMBER AND MARCH ISSUES OF FRANKLIN LIFESTYLES IN THE AMOUNT OF \$2,880. - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve

INFORMATION: Franklin Lifestyle is a new advertising opportunity for Visit Columbia. This publication comes in print and online. Visit Columbia will purchase a full page ad in the December holiday issue and the March spring issue for \$2,880.

CERTIFICATION: The Chief Financial Officer certifies that \$2,880 is budgeted and unencumbered in Tourism Enhancement-General Fund - Professional Services.

ATTACHMENTS: Staff Report Item 7.2 Franklin Lifestyle 110223, Lifestyles Publications Agreement 2023-24.

7.6. APPROVE AND AUTHORIZE THE PURCHASE OF (4) FORD POLICE INTERCEPTOR UTILITY AWD VEHICLES FROM FORD OF MURFREESBORO IN THE AMOUNT OF \$183,928 UTILIZING THE STATE OF TENNESSEE CONTRACT - POLICE DEPARTMENT.

RECOMMENDATION: Approve the purchase of 4 Ford Police Interceptor Utility AWD vehicles from Ford of Murfreesboro in the amount of \$183,928.

INFORMATION: This entire purchase of the 4 Sports Utility Vehicles will cost the City of Columbia \$183,928.

CERTIFICATION: The Chief Financial Officer certifies that \$183,928 is budgeted and unencumbered in Police Dept-Patrol - Machinery, Equipment And Auto.

ATTACHMENTS: Staff Report for Council Agenda Items, 2024 quote, State Wide Contract.

7.7. APPROVE THE CITY OF COLUMBIA'S ADMINISTRATIVE FEES FOR GROUP MEDICAL INSURANCE PREMIUMS EFFECTIVE JULY 1, 2023, AND AUTHORIZE THE MAYOR TO SIGN ANY NECESSARY DOCUMENTS - HUMAN RESOURCE DEPARTMENT - HUMAN RESOURCES.

RECOMMENDATION: Approve.

INFORMATION: For the plan year effective July 1, 2023, the City received new rates for our administrative fees with Blue Cross Blue Shield of Tennessee; Blue Cross offered a multi-year contract with a shared savings option.

This agreement becomes effective at 12:01 A.M. Eastern time on July 1, 2023, and shall remain in effect until June 30, 2024, unless Employer and Blue Cross agree in writing, executed by both parties, to extend the term prior to June 30, 2024.

CERTIFICATION: The Chief Financial Officer certifies that sufficient funds are available and unencumbered in the city's internal services Insurance Fund.

ATTACHMENTS: Staff Report Template. for Nov. 2023 Consent Item, City of Columbia ASA 2023 cl-v1, City of Columbia Dental EOC 2023 cl-v1, City of Columbia EOC 2023 cl-v1.

7.8. APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF

COLUMBIA AND THE COLUMBIA PEACE AND JUSTICE INITIATIVE, INC. (CPJI). - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: The City plans on constructing a new traffic circle at the intersection of South Main Street and 8th Street. CPJI would like to donate a life-size bronze statue of a young Thurgood Marshall that would be displayed in the center of the new traffic circle. CPJI will be responsible for the entire cost of the creation and installation of the statue and information marker. A seven-member advisory committee will be formed to meet regularly and discuss the project. The City will oversee the installation and following the donation by CPJI to the City of the statue and associated information marker, the City will, from that point forward, own the state and shall maintain and insure it subject only to Section 3 of the MOU.

ATTACHMENTS: Staff Report MOU, MOU with CPJI.

8 ADMINISTRATION.

8.1. APPROVE THE REQUEST FROM GENERAL MOTORS TO TERMINATE THE EXISTING PILOT AGREEMENT. - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: General Motors (GM) has requested the existing PILOT agreement with all Maury County local governments be terminated. The City of Columbia was a participant in the original PILOT. This request is being made so that a new PILOT agreement can be adopted.

The Maury County Commission and City of Mt. Pleasant have already voted to terminate the PILOT.

It is recommended City Council also terminate the agreement.

9 RESOLUTIONS.

9.1. RESOLUTION NO. 23-74 - A RESOLUTION TO PROVIDE FOR THE ANNEXATION OF A PORTION OF RIGHT OF WAY ALONG MORROW LANE INTO THE CITY OF COLUMBIA, TENNESSEE - WARD 4 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve the annexation of right of way along Morrow Lane.

INFORMATION: The applicant is requesting annexation for an approximate 584 linear feet of roadway be annexed into the City. The portion abuts the Hillcrest Village Subdivision development and the annexation will complete that portion of road to be within the City as the southern portion is already with the corporate limits. The Planning Commission reviewed this request at the October 11, 2023 meeting and recommended approval by a vote of four to zero.

ATTACHMENTS: Staff Report for resolution 23-74, ResNo23-74.MorrowLn.roadway, ResNo23-74-ExhA, ResNo23-74-ExhB, ResNo23-74-ExhC, Plan Of Services, Staff Report.

9.2. RESOLUTION NO 23-83 – SPECIAL ASSESSMENT CORRECTIONS - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 23-83.

INFORMATION: The City Recorder is presenting special assessment corrections for Council consideration. The items include property assessments that the City has on the books that were assessed to the former property owner as well as property assessments past statute of limitation. The applicable statute of limitation for collection of such amounts has expired and the accounts are no longer collectible.

ATTACHMENTS: Staff Report Resolution 23-83, RESOLUTION 23-83, Exhibit A Resolution 23-83.

9.3. A RESOLUTION TO ACCEPT THE STREETS AND DRAINAGE IMPROVEMENTS IN ELAN SUBDIVISION, PHASE 1 FOR OWNERSHIP AND MAINTENANCE - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 23-84.

INFORMATION: This Resolution refers to acceptance of streets and drainage improvements in Elan Subdivision, Phase 1, for ownership and maintenance in the City of Columbia. The Engineering Division has made inspections and recommends acceptance of the streets and drainage improvements.

ATTACHMENTS: Resolution No. 23-84 - Staff Report, Resolution No. 23-84, ELAN P1 FINAL ACCEPTANCE, Elan Phase 1 final plat.

9.4. RESOLUTION NO. 23-85 - TAX CORRECTIONS - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 23-85.

INFORMATION: The City Recorder is presenting tax corrections through 10/20/2023 for Council consideration as submitted by Mr. Bobby Daniels, Maury County Tax Assessor.

ATTACHMENTS: Staff Report Template for Resolution No. 23-85 - Nov. 2023 Council Meeting, RESOLUTION NO 23-85, 11-2023 Tax Corrections, 11-2023, Resolution No. 23-85 Exhibit A.

9.5. RESOLUTION NO. 23-86 - A RESOLUTION TO ACCEPT OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING QUAIL RUN, PHASE 3 - WARD 5 - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 23-86

INFORMATION: Quail Run, Phase 3 consists of 1,153 linear feet of 8-inch gravity main in Ward 5 of the City of Columbia. The developers have met all of the qualifications for acceptance, i.e. as-built plans, dedication letter, lien affidavit and maintenance surety. The Wastewater Department has performed the necessary testing and inspections.

ATTACHMENTS: Staff Report Resolution No. 23-86 Quail Run, Phase 3, Resolution No. 23-86 Quail Run, Phase 3, Quail Run Phase 3, Lien Affidavit.

**9.6. RESOLUTION NO. 23-87 - A RESOLUTION TO ACCEPT THE
SANITARY SEWER IMPROVEMENTS SERVING ELAN, PHASE 2
- WARD 5 - WASTEWATER DEPARTMENT.**

RECOMMENDATION: Approve Resolution No. 23-87.

INFORMATION: Elan, Phase 2 consists of 1,968 linear feet of 8-inch gravity main in Ward 5 of the City of Columbia. The developers have met all of the qualifications for acceptance, i.e. as-built plans, dedication letter, lien affidavit and maintenance surety. The Wastewater Department has performed the necessary testing and inspections.

ATTACHMENTS: Staff Report Resolution No. 23-87, Resolution No. 23-87, Elan p2 sewer acceptance letter.

10 ORDINANCES.

**10.1. 2ND CONSIDERATION ON ORDINANCE NO. 4468 - AN
ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME
BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA,
TENNESSEE BY REZONING TAX MAP 101 PARCEL 39.00
LOCATED AT 6218 CAYCE LANE, FROM CD-2 (RURAL
CHARACTER DISTRICT) TO CD-3 (NEIGHBORHOOD
CHARACTER DISTRICT) - WARD 2 - DEVELOPMENT
SERVICES DEPARTMENT.**

RECOMMENDATION: Deny Ordinance No. 4468 on second consideration.

INFORMATION: The applicant is requesting the property to be rezoned from CD-2 (Rural Character District) to CD-3 (Neighborhood Character District). It consists of a 30 acre property located at 6218 Cayce Lane with the concept plan reflecting 104 residential lots. The Planning Commission reviewed this request at the May 10, 2023 meeting and recommended approval by a vote of three to two with two abstentions.

The Ordinance failed on first consideration at City Council's June 8, 2023 meeting due to the adverse effects on adjoining property owners.

ATTACHMENTS: Staff Report Ordinance No. 4468, Ordinance No. 4468, OrdNo4468-ExhA, OrdNo4468-ExhB, Update to Staff Report, Staff Report, Traffic Impact Study, Stormwater Report.

10.2. 2ND CONSIDERATION OF ORDINANCE NO. 4477 - AN ORDINANCE TO AMEND TITLE 18, CHAPTER 2, SECTIONS 18-208(2) AND 18-209(5)(F) OF THE COLUMBIA MUNICIPAL CODE BY ADDING A PARAGRAPH TO TITLE 18, CHAPTER 2, SECTION 18-208(2) AND BY DELETING TITLE 18, CHAPTER 2, SECTION 18-209(5)(F) IN ITS ENTIRETY AND REPLACING SUCH SECTION WITH A NEW TITLE 18, CHAPTER 2, SECTION 18-209(5)(F) - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4477 on second consideration.

INFORMATION: The City of Columbia Wastewater Department seeks to update its Municipal Code with respect to the provisions related to sewage to address the availability of sewer services in the event of annexations and to address increased costs of plant operations and sludge disposal contracts.

The Public Hearing for this item was not run, resulting in the need to defer the Ordinance on second consideration and establish November 9, 2023 as the date of Public Hearing.

ATTACHMENTS: Staff Report Ordinance No. 4477 2nd Consideration, Ordinance No. 4477.

10.3. 2ND CONSIDERATION OF ORDINANCE NO. 4478 - AN ORDINANCE TO ADD TITLE 18, CHAPTER 1, SECTION 18-106 TO THE COLUMBIA MUNICIPAL CODE PERTAINING TO SEWERS - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4478 on second consideration.

INFORMATION: It is the desire of the City of Columbia Wastewater Department to update its Municipal Code with respect to the provisions related to grinder pump systems under the sewer provisions of such code.

The Public Hearing for this item was not run, resulting in the need to defer the Ordinance on second consideration and establish November 9, 2023 as the date of Public Hearing.

ATTACHMENTS: Staff Report Ordinance No. 4478 2nd consideration, Ordinance No. 4478.

10.4. 2ND CONSIDERATION ON ORDINANCE NO. 4482 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING TAX MAP 100M GROUP C PARCEL 18 LOCATED OFF W. 18TH STREET, FROM SD-LI (LIGHT INDUSTRIAL SPECIAL DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT) - WARD 4 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4482 for first consideration and establish November 9, 2023 as the date of Public Hearing.

INFORMATION: The applicant is requesting the property to be rezoned for future residential development. The current zoning does not permit single family residential and would also have a constricting buffer requirement. The Planning Commission approved this request at the September 13, 2023 meeting by a vote of five to zero.

ATTACHMENTS: Staff Report Ordinance No. 4482, Ordinance No. 4482, Ordinance No. 4482 Exhibit A, Ordinance No. 4482 Exhibit B, Ordinance No. 4482 Staff Report DS.

10.5. 1ST CONSIDERATION ON ORDINANCE NO. 4483 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING A PORTION OF TAX MAP 51 PARCEL 58, LOCATED OFF NASHVILLE HIGHWAY AND HONEY FARM WAY, FROM PUD-CEG (PLANNED UNIT DEVELOPMENT - COMMERCIAL ENTERPRISE GENERAL) TO CD-4C (GENERAL URBAN CORRIDOR CHARACTER

DISTRICT) AND ESTABLISH DECEMBER 14, 2023 AS THE DATE OF PUBLIC HEARING - WARD 5 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4483 on first consideration and establish December 14, 2023 as the date of Public Hearing.

INFORMATION: The applicant is requesting to rezone a portion of Tax Map 51 Parcel 58 from the PUD zoning overlay of commercial enterprise general to the CD-4C (General Urban Corridor Character District). The concept presented reflects restaurant and retail uses. The Planning Commission reviewed this request and recommended approval with a vote of three to one at the September 13, 2023 meeting.

ATTACHMENTS: Staff Report Ordinance No. 4483, Ordinance No. 4483, Ordinance No. 4483 Exhibit A, Ordinance No. 4483 Exhibit B, Ordinance No. 4483 Staff Report DS.

10.6. 1ST CONSIDERATION ON ORDINANCE NO. 4484 - AN ORDINANCE FOR THE ABANDONMENT OF A RIGHT OF WAY BEING A PORTION OF PROPERTY OFF WENDY BOULEVARD BETWEEN LOTS 20A AND 21A AND AUTHORIZING THE MAYOR TO EXECUTE AND DELIVER A QUITCLAIM DEED TO THE PROPERTY OWNER AND ESTABLISH THE DATE OF DECEMBER 14, 2023 AS THE DATE OF PUBLIC HEARING. - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve Ordinance No. 4484 on first consideration and establish the date of December 14, 2023 as the date of Public Hearing.

INFORMATION: The City no longer has any use for a portion of right-of-way off Wendy Boulevard. Easements will be kept for utilities. The right-of-way will be split between the two adjacent property owners.

ATTACHMENTS: Staff Report, Ordinance No. 4484, Exhibit "A".

11 OTHER BUSINESS.

12 EXECUTIVE SESSION.

13 ADJOURNMENT.

14 UPCOMING EVENTS.